



The Golden Rain Foundation provides an enhanced quality of life
for our active adult community of Seal Beach Leisure World

BOARD OF DIRECTORS

Agenda

Tuesday, September 27, 2022,
10:00 a.m., Clubhouse Four/Zoom

To view the live GRF Board meeting:

- Go to www.lwsb.com
- The tab will be active at 9:45 a.m., on the day of the meeting
- The live streaming uses YouTube live and terminates at the close of the meeting

1. Call to Order/Pledge of Allegiance

2. Roll Call

3. President's Announcements

4. Service Awards/Staff Commendations

5. Seal Beach City Council Member's Update

6. Member Comments/Correspondence

7. Consent Calendar

- a. Special GRF Board of Directors Minutes
 - i. Election for Mutual Eleven GRF Representative Minutes, August 29, 2022
 - ii. Ratification of Committees Minutes, August 29, 2022
- b. GRF Board of Directors Minutes, August 23, 2022
- c. Approve Capital Funds Investment Purchase
- d. Approve Reserve Funds Investment Purchase
- e. Acceptance of the Interim Financial Statements, August 2022, for Audit
- f. Replacement of Clubhouse Four Heat Pump, Unit B-1

8. Ad Hoc Reports

- a. Establishment of 1.8 Acre Ad Hoc Committee
- b. Governing Document Ad Hoc Committee – Discussion
- c. Website Ad Hoc Committee – Discussion

9. New Business

- a. Architectural Review Design Committee
 - i. Amend 10-5160-3, Committee Charter
- b. GRF Administration Committee
 - i. Amend 30-5093-3, Authorized Resident (AR) Rules of Conduct, Procedure for Notification of Violation and Right to Hearing
 - ii. Amend 30-5025-3, GRF Election Procedure
 - iii. Amend 30-1001-5, Glossary of Terms
- c. Finance Committee
 - i. Approve SRO Labor Rate
 - ii. Amend 40-5340-1, Capital Improvement Fund
 - iii. Amend 40-5115-3, Finance Committee Charter
 - iv. **TENTATIVE VOTE:** Amend 40-5061-2, Fees
- d. Information Technology Services Committee
 - i. Reserve Funding Request - Computer Replacement
 - ii. Reserve Funding Request - Clubhouse Four Dais Audio Visual Equipment Replacement Project
 - iii. Reserve Funding Request - IT Office Renovation
 - iv. Reserve Funding Request - Phone System Updates
 - v. **TENTATIVE VOTE:** Adopt 20-5560-1, Surveillance Camera Policy
- e. Mutual Administration Committee
 - i. **TENTATIVE VOTE:** Amend 50-1646-2, Stock Transfer Office Schedule of Fees
- f. Physical Property Committee
 - i. Capital Funding Request: Speed Cushions in Five Locations
 - ii. Capital Funding Request: North Gate Road to Northwood Road Traffic Calming Measures
 - iii. Capital Funding Request: Golf Course – Add Sidewalk Behind First Tee
 - iv. Capital Funding Request: West End Bocce Ball at Clubhouse Two
 - v. Approve Increase of Permit Fee for Modification of Residence
 - vi. **TENTATIVE VOTE:** Adopt 60-5000-1, Use of Community Facilities, Dumpsters at 1.8 Acres -Rules
- g. Recreation Committee
 - i. Amend 70-1401-3, Outside Bus Services

10. Next Meeting

Tuesday, October 25, 2022, GRF Board Meeting in Clubhouse Four/Virtual

11. Adjournment

Financial Recap – August 2022

As of the eight-month period ended August 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$361,154.

Major variances are:

Wages, Taxes & Benefits	\$490,111	Favorable: Wages \$264K; P/R Taxes \$26K; Workers' Comp \$32K; 401(k) ER Match \$38K; Group Ins \$130K; average FTE < budget by 20.5 FTEs
Employee Related Expenses	(324,550)	Unfavorable: Agency fees \$306K; Recruiting \$30K
Professional Fees	(48,295)	Unfavorable: System security monitoring
Utilities	(50,038)	Unfavorable: Electricity – rate increase
Facilities Maintenance	98,605	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	50,579	Favorable: Community events deferred due to COVID-19
Publication Printing	52,742	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	64,947	Favorable: Actual premiums less than budgeted
Certificate Preparation Income	50,668	Favorable: More unit sales than planned
Other Income	60,335	Favorable: Escrow fees, Permit income; Purchase processing recovery fees
News Advertising	44,351	Favorable: Display ads greater than budgeted
SRO Labor Cost Recovery	(137,386)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$12,006,344	\$2,522,599	\$9,483,745	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$3,037,622	\$471,057	\$2,566,565	8

Total year-to-date approved unbudgeted operating expenses are \$423,157.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	660,837	
1122000	Non-Restricted Funds	102,046	
	Receivables	896,174	
	Prepaid expenses	266,243	
1154100	Deferred Lease Revenue	10,345	
	Inventory of maintenance supplies	513,992	

	Total Current Assets		2,449,637
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	12,006,344	
1212500	Capital Improvement Fund-GRF	3,037,622	

	Total designated deposits		16,043,967
	Notes Receivable		
1411000	Notes Receivable	57,741	

	Total Notes Receivable		57,741
	Fixed Assets		
	Land, Building, Furniture & Equipment	43,081,517	
	Less: Accumulated Dep'n	(25,080,939)	

	Net Fixed Assets		18,000,578
	Other Assets		-----
	Total Assets		36,551,923
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Description		
Liabilities & Equity		
Current Liabilities:		
	Accounts payable	462,885
	Project Committments	1,904,689
	Prepaid Deposits	94,872
	Accrued payroll & payroll taxes	651,040
	Unearned Income	48,107
2140000	Deferred Revenue-Other	16,335
	Accrued expenses	149,210

	Total Current Liabilites	3,327,137
	Total Liabilities	3,327,137
Equity		
Mutuals' Beneficial Interest		
3211000	Contingency Operating Reserve Equity	1,000,000
3212000	Reserve Equity	10,163,077
3394000	Capital Fund Equity	2,936,130
3310000	Beneficial Interest in Trust	19,993,871

	Total Mutuals' Beneficial Interest	34,093,078
Membership interest		
	Membership certificates of 844 shares @ \$200 par value, and 5,764 shares @ \$250 par value, authorized, issued and outstanding	1,609,800
	Additional paid-in-capital	4,641,851

	Total Paid-in-Capital	6,251,651
Excess Income		
	Current Year	(446,157)
3910000	Excess Income / (Expense) Prior Year	600,000

	Total Excess Income	153,843
3920000	Dep'n & Amortization	(7,273,787)
	Net Stockholders' Equity	33,224,786

	Total Liabilities & Stockholders' Equity	36,551,923
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Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended August 31, 2022

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 12/31/2021	1,000,000	11,780,045	3,147,920	439,121	16,367,086
Funded: Assessments		333,332			333,332
Funded: Amenities Fees collected	(485)	1,018,473	1,018,473		2,036,946
Funded: M17 Lease Fees collected	(18)	4,644	4,644		9,288
Funded: Interest on Funds		19,156	910		20,067
Expenditures		(1,449,306)	(1,134,325)		(2,583,632)
2021 Excess Income	-	300,000		(300,000)	-
Transfers between funds	-	-			-
Net Monthly Activity				(37,074)	(37,074)
Balance 8/31/2022	1,000,000	12,006,344	3,037,622	102,046	16,146,013
Net Activity	-	226,299	(110,298)	(337,074)	(221,073)

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of August 2022

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 7/31/2022	1,000,000	12,280,800	2,927,832	59,659	16,268,291
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(75)	154,319	154,319		308,638
Funded: M17 Lease Fees collected					-
Funded: Interest on Funds		5,169	31		5,200
Progress Payments on CIP					-
Expenditures		(475,611)	(44,559)		(520,170)
Net Monthly Activity				42,388	42,388
Balance 8/31/2022	1,000,000	12,006,344	3,037,622	102,046	16,146,013
Net Activity	-	(274,456)	109,791	42,388	(122,278)

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended August 31, 2022

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	762,883	612,270	150,613
Current Assets	18,493,604	18,682,369	(188,765)
Current Liabilities	3,327,137	3,462,108	(134,971)
Current Ratio	5.56	5.40	
Designated Deposits:	16,043,967	16,208,632	(164,665)
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,564,063	1,591,516	(27,453)	(1.72)
Expense	1,687,920	1,588,386	(99,534)	(6.27)
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	(123,857)	3,130	(126,987)	
Year To Date	Actual	Budget	Variance	%
Income	11,968,506	12,411,458	(442,952)	(3.57)
Expense	11,650,941	12,455,046	804,105	6.46
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	317,565	(43,588)	361,153	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2022
135.20	138.97	159.50